

# Know all Men by these Presents

PK3335PG 235

That we, ROBERT F. COSGROVE and MARJORIE A. COSGROVE, husband and wife,  
both of Waterville, County of Kennebec and State of Maine

007083

57-215

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by Roger St. Amand of Winslow, County of Kennebec, State of Maine,  
and Robert F. Cosgrove of Waterville, County of Kennebec, State  
of Maine, d/b/a COST ASSOCIATES

the receipt whereof we do hereby acknowledge, do hereby give, grant.

bargain, sell and convey unto the said Roger St. Amand of Winslow, County  
of Kennebec, State of Maine, and Robert F. Cosgrove of Waterville,  
County of Kennebec, State of Maine, d/b/a  
COST ASSOCIATES

NO TRANSFER  
TAX PAID

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the  
heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land with the buildings thereon situated  
in Waterville, County of Kennebec, State of Maine, and more particularly  
described as follows, to wit: Commencing at the point of intersection  
of the southeasterly corner of land now or formerly of Gilbert;  
the southwesterly corner of land herein conveyed, and the northerly  
boundary of Boutelle Avenue, so-called; thence N 29° 20' 15" E a  
distance of 100.14 feet to a point; thence N 60° 42' 30" W a distance  
of 70.30 feet to a point; thence N 29° 24' 45" E a distance of 101.43  
feet to a point; thence S 60° 42' 30" E a distance of 154.29 feet  
to a point; thence S 27° 58' 40" W following the westerly boundary  
of Lantern Lane, so-called, a distance of 210.32 feet to the northerly  
boundary of Boutelle Avenue, so-called; thence N 60° 53' 00" W a  
distance of 88.90 feet to the point of beginning. Meaning and intending  
to convey and hereby conveying Lot No. 3 as depicted in a Plan of  
Cosgrove Subdivision dated February 2, 1987, and recorded in the  
Kennebec County Registry of Deeds in Plan E-87035.

Grantees, their heirs and assigns, are hereby granted an easement  
of ingress and egress over and along a right of way more specifically  
referred to as Lantern Lane, so-called, as depicted in the "Plan  
of Cosgrove Subdivision" dated February 2, 1987, as recorded in  
Plan #E-87035.

It is understood and agreed that this conveyance is made and accepted  
and the realty is hereby granted on and subject to the following  
covenants, conditions, restrictions and reservations, which covenants,  
conditions, restrictions and reservations shall apply to and run  
with the conveyed land; all successive future owners and occupants  
shall have the right to invoke and enforce the covenants, conditions,  
restrictions and reservations applicable to this conveyance as the  
original parties hereto.

1. No building whatever, except a single private dwelling house  
with the necessary outbuildings, including a private garage, shall  
be erected, placed or permitted on the conveyed premises or any  
part thereof and such dwelling house permitted on the conveyed premises  
shall be used as a private residence only. The permitted dwelling  
house and the necessary outbuildings to be located on the conveyed  
premises shall be in a style or form or appearance to conform to  
the aesthetic values of the surrounding area.
2. Said lots shall not be subdivided.
3. No trailer, basement, tent, shack, garage, barn or other out-  
buildings erected in said subdivision shall at any time be used  
as a residence temporarily or permanently, nor shall any structure  
of a temporary character be used as a residence.
4. There shall be no leasing of said undeveloped land.

5. No horse, cow, hog, goat or similar animals shall be kept or maintained on the premises conveyed. Domestic animals, such as dogs and cats, are excepted herefrom.

6. No sign, billboard or advertising devices of any kind, except those used in any subsequent sale of the property conveyed by the within deed shall be placed or otherwise installed on any lot or building herein.

7. A home office in which clients or patients are seen on an informal basis may be allowed in said subdivision.

8. All parties shall have the right of ingress and egress from a right of way as depicted in the "Plan of Cosgrove Subdivision" dated February 2, 1987, as recorded in Kennebec County Registry of Deeds at Plan No. E-87035. Said right of way shall be used in common with other members of the public.

9. All of the lots shall have on display a lantern of appropriate aesthetic value to depict that it is part of Lantern Lane.

10. The minimum house value will be in the Ninety Thousand Dollar (\$90,000.00) range, excluding land value.

Reference is hereby made to a Personal Representative's deed to Robert F. Cosgrove dated September 29, 1986, and recorded in Kennebec County Registry of Deeds at Book 3031, Page 251.

Signed, Sealed and Delivered  
in presence of

*D. O. A. Grenier*

*to be*

*Robert F. Cosgrove*

Robert F. Cosgrove

Marjorie A. Cosgrove

State of Maine, Kennebec

~~SOMERSET~~

ss.

April 20,

19 88

Personally appeared the above named

Robert F. Cosgrove

and acknowledged

the foregoing instrument to be his free act and deed.

Before me,



RECEIVED KENNEBEC SS.

1988 APR 27 AM 9:00

ATTEST: *David A. Grenier*  
REGISTER OF DEEDS

*David A. Grenier*  
Justice of the Peace

Notary Public

David A. Grenier